

## Christchurch Road Colliers Wood, SW19 2FE

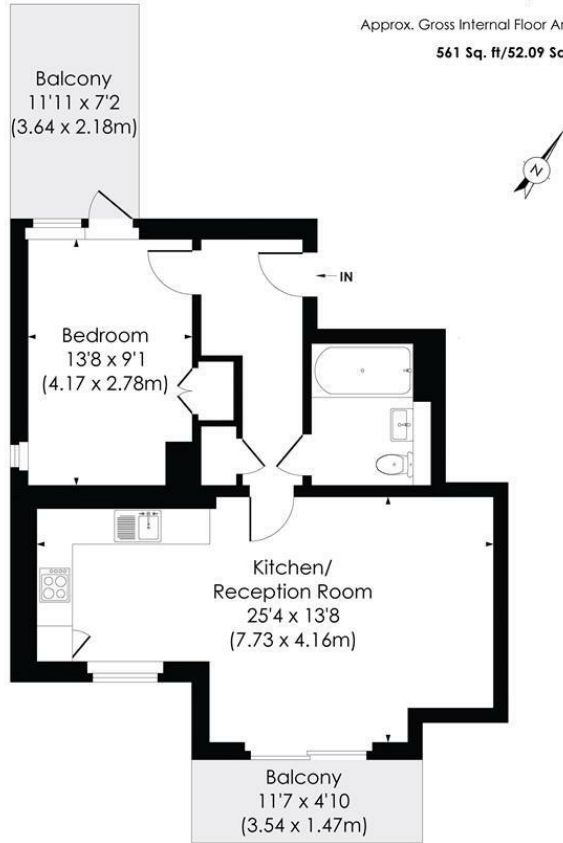
£400,000 Leasehold



**A beautifully presented, spacious one double apartment offering plenty of outdoor space with two terraces. Comprising of an open plan living space with integrated appliances, its own terrace, spacious bedroom with fitted wardrobes and the second of the two terraces, modern bathroom and off street parking. This stunning property is located in the popular Merton Abbey area of Colliers Wood, with hidden gems to find, shops, restaurants and Tube Station all within a stones throw.**

**CHRISTCHURCH ROAD, SW19**

Approx. Gross Internal Floor Area  
**561 Sq. ft/52.09 Sq. m**

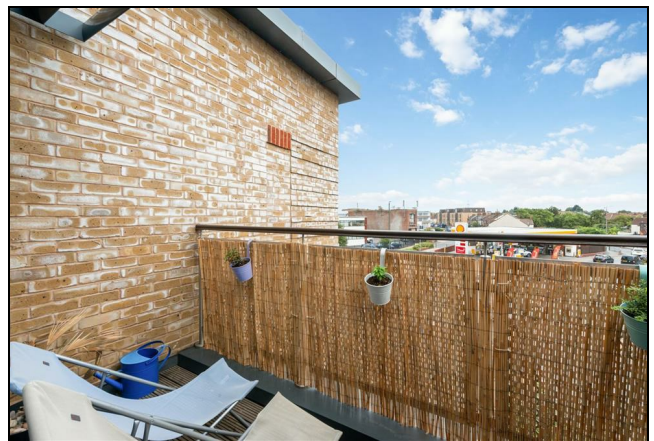


SECOND FLOOR

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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Top Floor
- Beautifully Presented
- One Spacious Bedroom
- Two Terraces
- Off Street Parking
- Fantastic Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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